



## Lynwood Road, Blackburn

\*\* PERFECT FIRST TIME BUY OR RENTAL INVESTMENT \*\*

Curtis Law Estate Agents are delighted to welcome to the market this impressive three bedroom mid- terraced property! Benefiting from two generously sized reception rooms, three bedrooms, a modern fitted kitchen and a three piece bathroom suite, this home offers an abundance of space and would be perfectly suited to first time buyers looking to get onto the property ladder or rental investors looking for their next project.

Being conveniently located just off Revidge Road, this property is within close proximity to a range of amenities including convenience stores, supermarkets and outstanding schools. Corporation park is just a stones throw away offering scenic nature walks and pretty picnic spots, as well as sports areas including tennis courts, a cycle track and playgrounds. Furthermore, there are excellent bus routes providing transport to Blackburn Town Centre, Shadsworth, Mellor and Preston.

Get in contact with our sales team to arrange a viewing so you can truly appreciate what this incredible property has to offer!

- Mid- Terraced Property
- Three Bedrooms
- Ideal Rental Investment
- No Chain
- Modern Fitted Kitchen
- On Street Parking
- Two Reception Rooms
- Popular Location
- Freehold

**Offers over £120,000**

## Ground Floor

### Entrance Vestibule

3'4" x 2'11" (1.04m x 0.89m)

UPVC partially glazed entrance door, coving to ceiling, meter cupboard, hardwood frosted glazed door to hallway, carpeted flooring.

### Hallway

10'4" x 2'11" (3.16m x 0.89m)

Ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, doors to two reception rooms, stairs to first floor, carpeted flooring.

### Reception Room One

11'2" x 10'11" (3.41m x 3.34m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature electric fireplace, laminate flooring.

### Reception Room Two

14'8" x 12'4" (4.48m x 3.76m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace, double doors accessing under stair storage, door to kitchen, carpeted flooring.

### Kitchen

9'1" x 6'10" (2.77m x 2.09m)

UPVC double glazed window, UPVC door to rear, a range of laminate wood effect wall and base units with laminate granite effect worktops, part tiled splashbacks, stainless steel sink and drainer, freestanding double oven with four ring gas hob, space for fridge freezer, plumbing for washing machine and dryer, 'Alpha' combi boiler, ceiling spotlights, central heating radiator, laminate flooring.

## First Floor

### Landing

9'0" x 5'0" (2.76m x 1.54m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to three bedrooms and a three piece bathroom suite, carpeted flooring.

### Bedroom One

14'8" x 11'3" (4.49m x 3.45m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted bedroom furniture, carpeted flooring.



## **Bedroom Two**

9'8" x 7'6" (2.97m x 2.29m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

## **Bedroom Three**

8'2" x 6'6" (2.51m x 2.00m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

## **Bathroom**

6'5" x 5'9" (1.98m x 1.77m)

A three piece bathroom suite comprising of: a low level front mount flush WC, full pedestal wash basin, panel bath with direct feed shower, part tiled elevations, extractor fan, ceiling spotlights, central heating radiator, vinyl flooring.

## **External**

### **Front**

On street parking.

### **Rear**

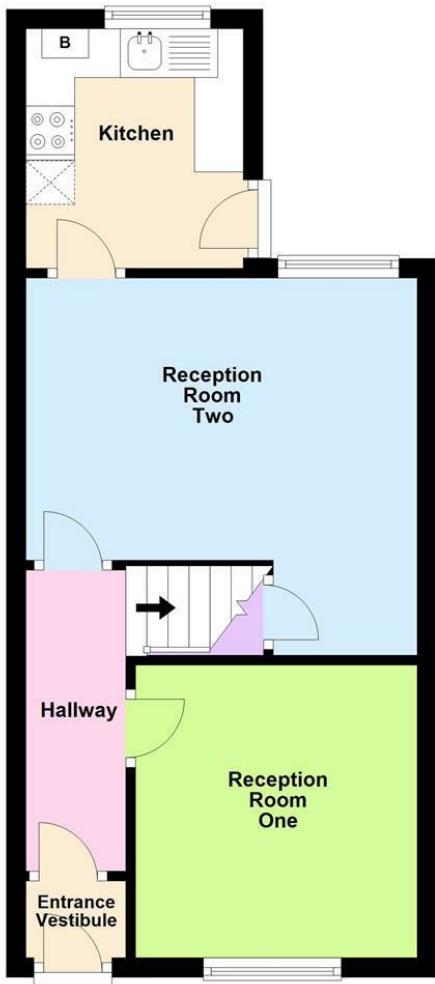
Enclosed low maintenance yard.

## **Additional Information**

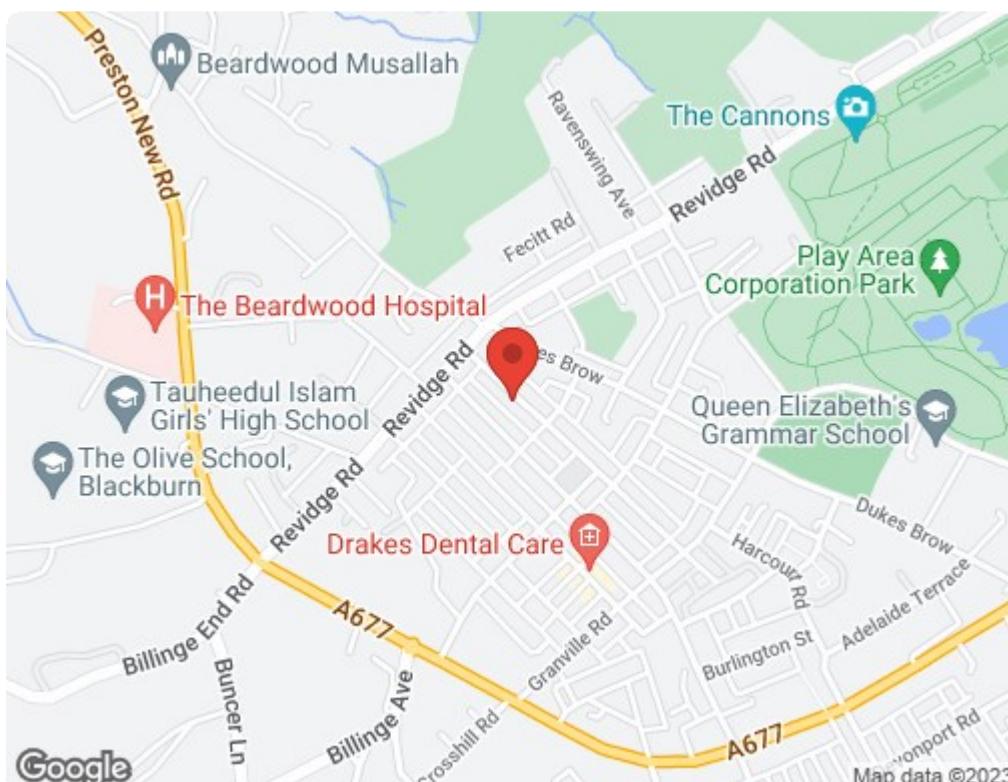
Council Tax Band A- Blackburn with Darwen Borough Council



## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

### England & Wales

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

England & Wales